



**City of Seattle**

# Preliminary Assessment Report

## Project 005394-19PA, 1706 MAGNOLIA WAY W

**Assessment Completed:** 11/4/2019

**Project Description:** lot boundary adjustment

**Primary Applicant:** [Izabella Henry](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### **SDCI Drainage Requirements**

Arthur Thomas Richardson, (206) 684-3655, [art.richardson@seattle.gov](mailto:art.richardson@seattle.gov)

#### **SDCI Land Use Requirements**

Malli Anderson, (206) 233-3858, [Malli.Anderson@Seattle.Gov](mailto:Malli.Anderson@Seattle.Gov)

#### **SDCI Preapplication Site Visit Requirements**

Kamran Yazdidoost, (206) 684-7914, [kamran.yazdidoost@seattle.gov](mailto:kamran.yazdidoost@seattle.gov)

#### **Seattle City Light Requirements**

Thomas Gravell, [Thomas.Gravell@seattle.gov](mailto:Thomas.Gravell@seattle.gov)

#### **Seattle Department of Transportation Requirements**

Hayden Campbell, [Hayden.Campbell@seattle.gov](mailto:Hayden.Campbell@seattle.gov)

#### **Seattle Public Utilities Requirements**

Lan Chau, (206) 727-3584

#### **Water Availability**

#### **Seattle Public Utilities Drainage/Sewer Availability Requirements**

### Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

### Requirements

#### **SDCI Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

\*\*The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.\*\*

#### **Existing Public Drainage Infrastructure**

Combined sewer main location: **MAGNOLIA WAY W**

Combined sewer main size: **8-inch**

#### **Drainage**

**Infiltration Investigation Required: No**

This project is in an area that does not require Infiltration Investigation/Evaluation to meet On-site Stormwater Management, Flow Control, or Water Quality requirements.

#### **Project Type and Drainage Basin**

The storm drainage point of discharge ([SMC 22.805.020](#)) is located at: **Public Combined Sewer Main** MAGNOLIA WAY W

Project Type: **Parcel-based**

Drainage Basin: **Public combined sewer**

#### **Drainage Control Compliance**

### Drainage Review Required: Yes

Drainage Control Review is required for this project per [SMC 22.807.020](#). Submit a completed [Standard Construction Stormwater Control and Post Construction Soil Management \(CSC/SOIL\) Plan](#) and a completed [Standard Drainage and Wastewater Control \(DWC\) Plan](#) including the [Site and Drainage Control Summary](#) from [On-site Stormwater Management Calculator](#).

Note: For projects with 5,000 square feet or more of new plus replaced hard surface, a comprehensive drainage control plan, construction stormwater control plan, soil amendment plan, and drainage report shall be prepared by a licensed engineer.

### Soil Amendment Required: Yes

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per [SMC 22.805.030.A](#), [SMC 22.805.040.A](#), or [SMC 22.805.050.A](#). Complete the [Post Construction Soil Management Plan](#) on the [Standard CSC/SOIL Plan](#).

### Flow Control Required: No\*

Based on the information provided, adherence to Flow Control Standards is not required for this project.

\*Note: if groundwater will be discharged to the public drainage system, Flow Control may be required. Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6 and SMC Section 22.805.060.A.6.

### **Water Quality**

No requirements

### **Wastewater**

The wastewater point of discharge (SMC 21.16.070.B) is located at [MAGNOLIA WAY W](#).

**King County Capacity Charge:** All homeowners and building owners in King County's service area (i.e. all Seattle Public Utility Combined and Sanitary Sewers) whose home or building was connected, reconnected or had a new service established to a sewage facility served by King County on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#). (King County Code No. 28.84.050.0.1)

### **Permanent and Temporary Dewatering**

**Approved Point of Discharge for Sub-surface Drainage** (e.g. footing drains, sub-surface wall drains, underslab drains, etc.): [Public Combined Sewer Main](#).

MAGNOLIA WAY W

### **Side Sewer**

#### Connections to Existing Side Sewers

The existing side sewer for a new or converted building or dwelling unit may be reused if the requirements of SMC 21.16.240 are met.

If there is an increase of dwelling units or buildings, the [Side Sewer Evaluation and Certification Form](#) must be completed by a licensed engineer and [the side sewer will typically require rehabilitation \(e.g. pipe lining\)](#) as directed by Section V.M of the [Requirements for Design and Construction of Side Sewers \(Drainage and Wastewater Discharges\) Director's Rule DPD 4-2011/SPU 2011-004](#).

### **Other Requirements**

- Drainage requirements are only for this LBA with no ground disturbance. Any future construction will required a new PAR and requirements will change based on the scope of that project.

## **SDCI Land Use Code Requirements**

### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowimanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

#### **MAGNOLIA WAY W**

New structures must be designed to accommodate right-of-way improvements.

This project qualifies for a reduced street improvement, a no-protest agreement is required. This form can be found [here](#).

### **Land Use**

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the [DPD website](#).

Based on the preliminary scope, the project may qualify for a specific exemption under the Environmentally Critical Areas Ordinance. Application and decision on the exemption must be made before submittal of a application. See Tip 327a, [Environmentally Critical Areas Exemptions, Relief from Prohibition on Steep Slope Development, and Modifications to Submittal Requirements -- Application Instructions and Submittal Requirements](#) and Tip 327b, [Environmentally Critical Areas -- Small Project Waivers Application Instructions and Submittal Requirements](#) for more details.

An arborist report may be required. See Tip 242, [Tree Protection Regulations in Seattle](#) for more detail.

## **Pre-Application Site Visit (PASV) Requirements**

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the SDCI Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by SDCI within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

Existing contour @ 2 feet intervals or spot elevation that indicate site topography. Retaining walls are not shown.

### **ECA Mapping Unit and Type**

This project site appears to include the following ECAs and/or buffers:

Steep slope  
Potential slide  
Known slide

## **Earth Disturbance**

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

## **Existing ROW Conditions**

### **MAGNOLIA WAY W**

Street conditions:

Asphalt paving

Visible pavement width is: 21 Feet

Curb conditions:

No curb adjacent to site

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

## **Potential Impacts to Seattle Parks Property**

Park within 100 LF

## **Tree Protection**

Trees greater than 6 inches in diameter as measured 4.5 ft above ground are present on the site but not shown on the site plan. Show the dripline of

- 1) **all** trees on the site,
- 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter as measured 4.5 ft above ground, and
- 3) **all** trees located in the adjacent ROW.

Include common and scientific names for all trees shown. For more information, see [Director's Rule 16-2008](#) and [Tip 242](#).

Per [SMC 25.11](#) and [DR 16-2008](#), exceptional trees may be located on the site. Clearly label all exceptional trees.

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (Director's Rule 17-2017, Volume 2, [Storm Water Manual Vols. 1-5](#)).

### **Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#).

## **Inspectors Notes**

Include earthwork calculations submittals indicate total cut quantities and total fill/backfill quantities.

## **Modifications to ECA Submittal Requirements**

### **Standard Submittal Requirements for Projects in an ECA**

Submit a geotechnical report with the permit intake submittal package. Geotechnical report must be signed and stamped by a geotechnical engineer licensed in the State of Washington per [SMC 22.170.070](#), [SMC 25.09](#), and Director's Rule 5-2016, [General Duties & Responsibilities of Geotechnical Engineers](#).

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see [SMC 25.09.330A](#))

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC [25.09.320](#), [Tip 331](#) and [Tip 331A](#). **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Delineate the steep slope critical area on a site plan based on the survey (per SMC 25.09.020 A3b(5)). Provide area calculations for the steep slope delineation.

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

## **Seattle City Light Requirements**

### **Easements**

No power easement is required. SCL requires no new property rights for the proposed LBA.

### **Notes to Applicant**

For future property development please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light, (<http://www.seattle.gov/light/electricservice/application.asp>). Your Electrical Service Representative is: Aziza Bell, 206-684-4661, aziza.bell@seattle.gov. Be advised that it is the applicant's responsibility to seek guidance from SCL. Failure to contact City Light in advance to plan utilities for the development site(s) may result in significant delays for review and costly service connections.

## **SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

## **Street Improvement Requirements**

### **MAGNOLIA WAY W**

All improvements on private property must accommodate the right of way elevation at the property line using the standard cross-section in the ROWIM. Right of way grading may be required to provide vehicular and pedestrian access that meets the standard cross-section.

## **SPU Requirements**

### **Flow Control Compliance**

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

### **Water Availability**

If required, you will receive a separate water availability certificate from SPU outlining any water requirements.

### **SOLID WASTE**

SPU review of solid waste storage and service plans is **required** for:

- all multifamily, mixed-use and townhouse developments greater than 5 units;
- all commercial and industrial buildings;
- buildings using compactors;
- buildings seeking a storage or access variance from land use code.

Please review the land use and solid waste code for solid waste and the guidelines found in **CAM 1301: Solid Waste Information for Developers** (<http://www.seattle.gov/util/ForBusinesses/Construction/SolidWasteforDevelopers/index.htm>). For the property types listed above, please submit the **Checklist for Developers** to Angela Wallis at [angela.wallis@seattle.gov](mailto:angela.wallis@seattle.gov), or call: (206) 684-4166 with questions.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).